

STAFF REPORT

DATE: July 1, 2021

RE: 522 Porter Lane (permit application # T2021-0180)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was received requesting the removal of (1) Laurel Fig tree. A site inspection was done and documented the following:

Tree Species: Laurel Fig (*Ficus microcarpa*)



Photo showing location of tree.



Photo of tree canopy, view 1.



Photo showing tree trunk, view 1.



Photo showing location of base of tree and trunk and structure.



Photo of base of tree, view 1.



Photo of tree trunk and canopy, view 1.



Photo of base of tree and trunk, view 2.



Photo of tree trunk and canopy, view 2.



Photo of tree canopy, view 2.



Photo of tree canopy, view 3.



Photo of tree trunk and canopy, view 3.



Photo of base of tree, view 2.



Photo of tree trunk.



Photo showing tree roots in relation to structure.



Photo showing porch area. Top right corner is uplifted.



Standing on porch looking down at tree roots.



Photo of tree from Fleming Street.

Diameter: $49.6'' - 24'' = 25.6''$

Location: 40% (tree visible from streets-Thomas and Fleming, large canopy over several structures, roots impacting one structure uplifting porch.)

Species: 0% (on not protected tree list)

Condition: 70% (fair to good, healthy canopy, multiple trunks with root legs)

Total Average Value = 36%

Value x Diameter = 9.2 replacement caliper inches

Additional Information

Karen DeMaria

From: Karen DeMaria
Sent: Monday, July 12, 2021 4:09 PM
To: Karen DeMaria
Subject: FW: [EXTERNAL] Fw: Fwd: Bayan Tree Removal at 522 Porter Lane

From: Jean Churan <jchuranreb@aol.com>
Sent: Monday, July 12, 2021 3:40 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Fw: Fwd: Bayan Tree Removal at 522 Porter Lane

Karen

Not sure if I didn't attach this letter from contractor Jacob Geopfert to my tree removal application I'm sending to you and I will bring a copy to the meeting tomorrow

On Jun 9, 2021, at 10:12 AM, Comcast <jacobgeopfert@comcast.net> wrote:

I have inspected the tree after I noticed it was creating a hazard by lifting at least the two decks right next to the tree. It appears to be raising it about three inches each and possibly the next door roof and decks as well. This tree is creating a possible huge hazard if it was to fall over in a storm creating major damage to possibly 2 or more homes and or vehicles in the county parking areas. I have talked to the tree commission office about this and asked them if they could inspect it for a possible removal. Their response was it is a protected tree and there is a chance that it could be removed. They suggested a major pruning and removal would need a tree commission decision and possibly tree replacement options.

My opinion is that this tree should be removed because damages are already in process and are only going to get worse if not catastrophic in the near future. JC Geopfert. Sunblock & Tile Inc. Fl.Certified General Contractor 305-849-2126
Sent from my iPhone

Sent from my iPhone

Begin forwarded message:

From: Madeleine Feuerhahn <madbeachlady@comcast.net>
Date: May 28, 2021 at 9:10:22 AM EDT
To: jacobgeopfert@comcast.net
Subject: Bayan Tree Removal at 522 Porter Lane

Dear JC, Can you please send me your concerns about the damages the Bayan has done to 522 Porter Lane, and what possibly could happen to ours; if a Hurricane takes it down. We have a scheduled meeting on July 13, with the Key West Tree Commission. Jean, the owner has asked for neighbors concerns in writing to present at this meeting. I thought you would be the best to explain why we want it removed, not just trimmed. It is a hazard about to happen. She wants it removed. I hope you might be able to attend the meeting with us. If you can send a statement to my email, I will

forward to you. We appreciate whatever you can do! Maddy

Sent from my iPhone

Karen DeMaria

From: Karen DeMaria
Sent: Tuesday, July 13, 2021 10:08 AM
To: Karen DeMaria
Subject: FW: [EXTERNAL] Re: Meeting about 522 Banyan Tree Removal

From: Madeleine Feuerhahn <madbeachlady@comcast.net>
Sent: Tuesday, July 13, 2021 8:47 AM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Re: [EXTERNAL] Fw: Fwd: Bayan Tree Removal at 522 Porter Lane

Thank you so much. I have had so much anxiety over this tree, after seeing those picks. I have larger 8-10 pics in color to show what a this type of tree could do during a Hurricane. Should I bring those to you this morning to be attached to file. Sorry, we just got here Thursday and cleaned up after, Elsa. Just went yesterday to have printed. I can bring to you today. Where is your office? Maddy

Sent from my iPhone

On Jul 13, 2021, at 8:39 AM, Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

I sent this to the Tree Commissioners yesterday after Jean sent it to me and it will be a part of the file for tonight.

Sincerely,

Karen

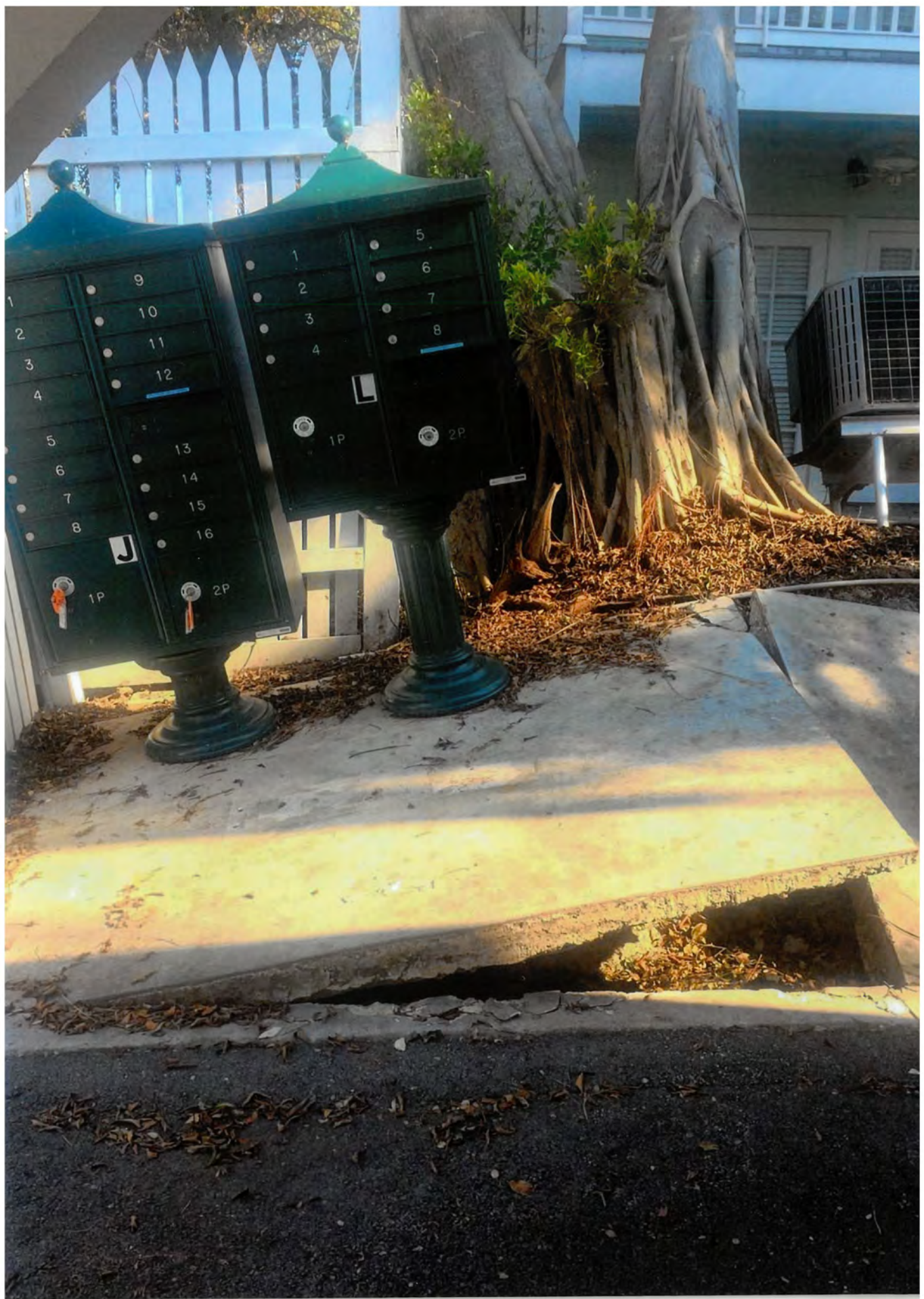
-----Original Message-----

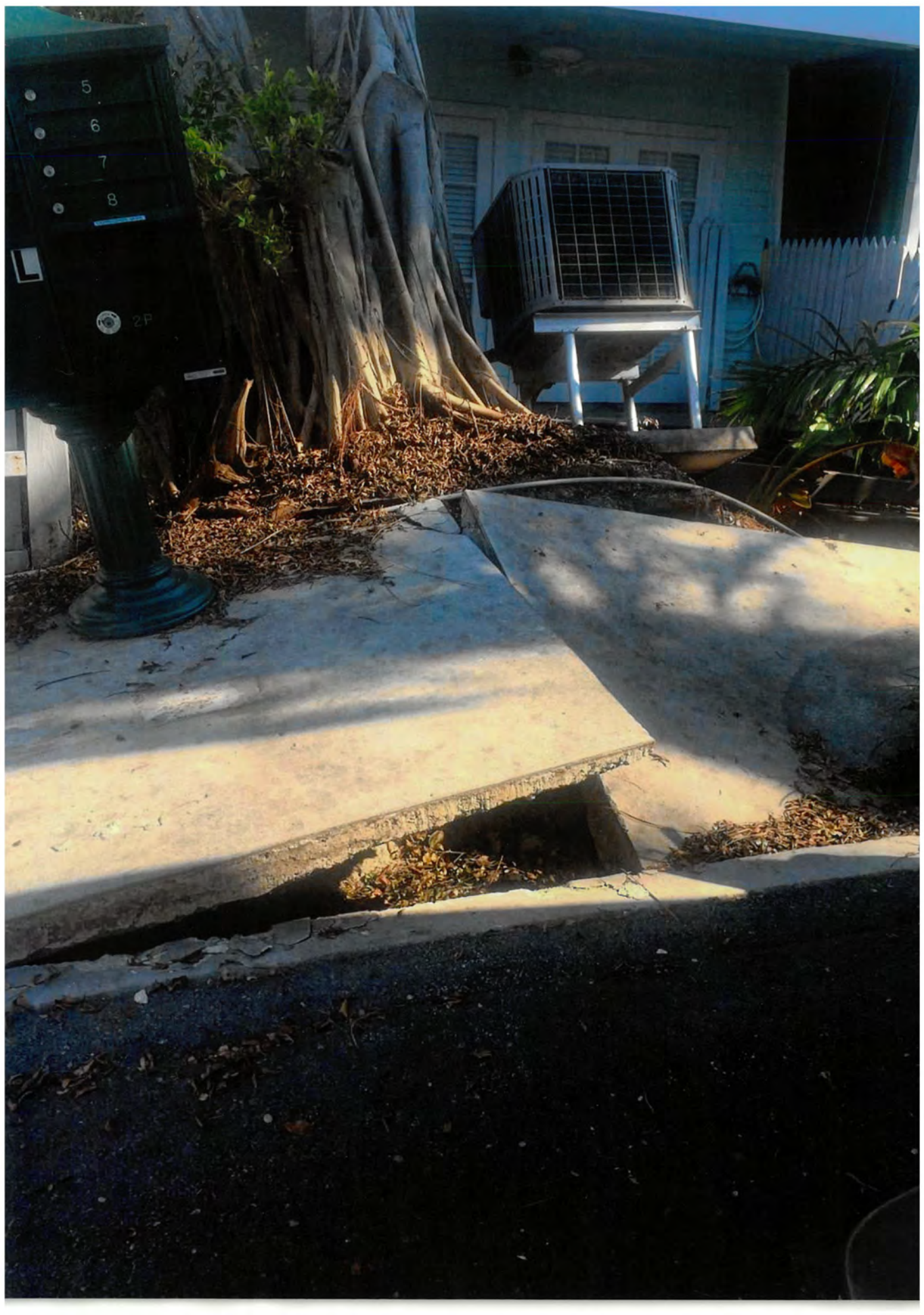
From: Madeleine Feuerhahn <madbeachlady@comcast.net>
Sent: Tuesday, July 13, 2021 8:19 AM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Re: Meeting about 522 Banyan Tree Removal

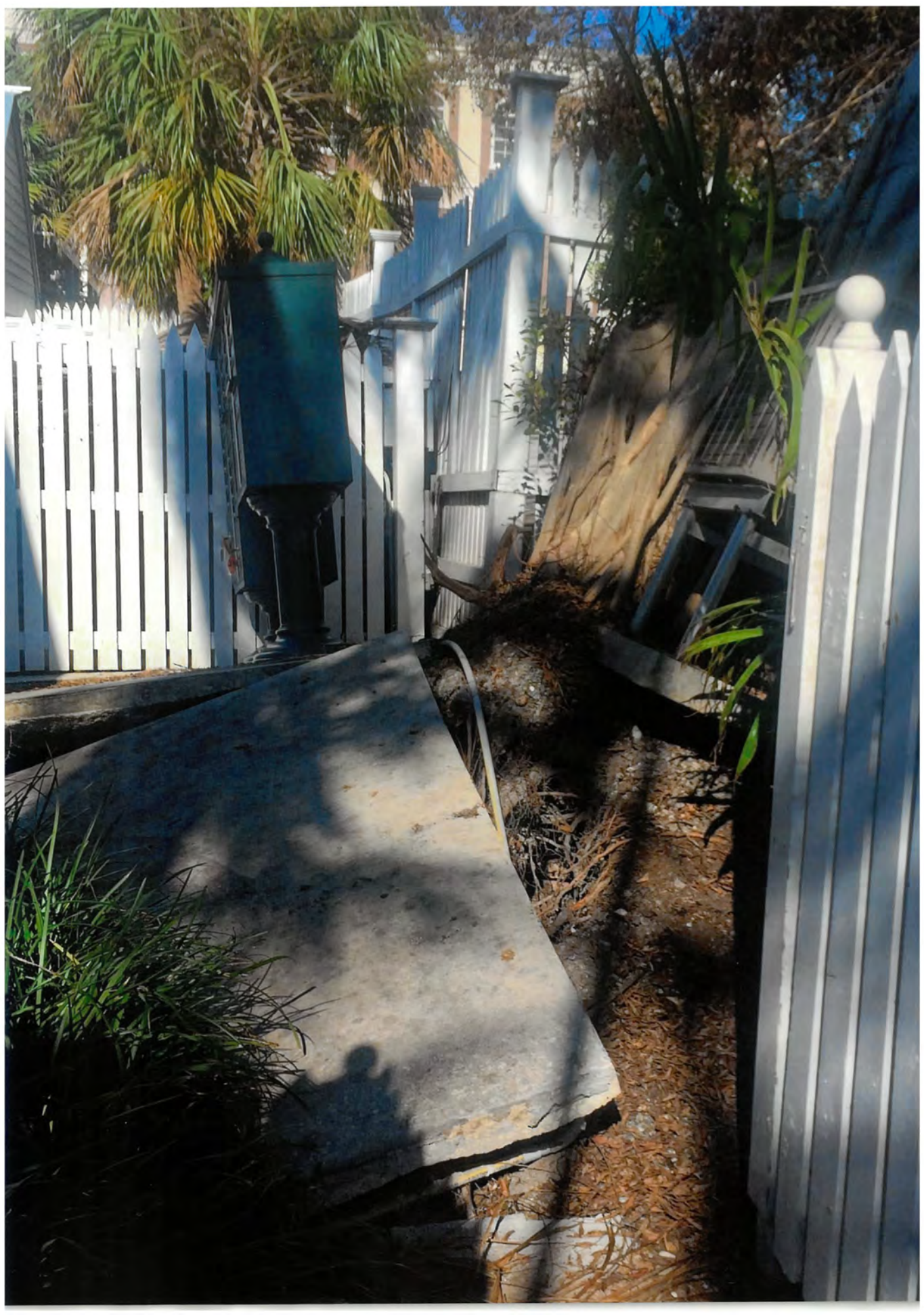
Good Morning! Jean and I realized JC's contractor opinion wasn't attached to the file. He wrote that to show his concerns. Not sure why it wasn't attached. Can you please attach it. Jean said, "I sent it to Karen to be included with the application."

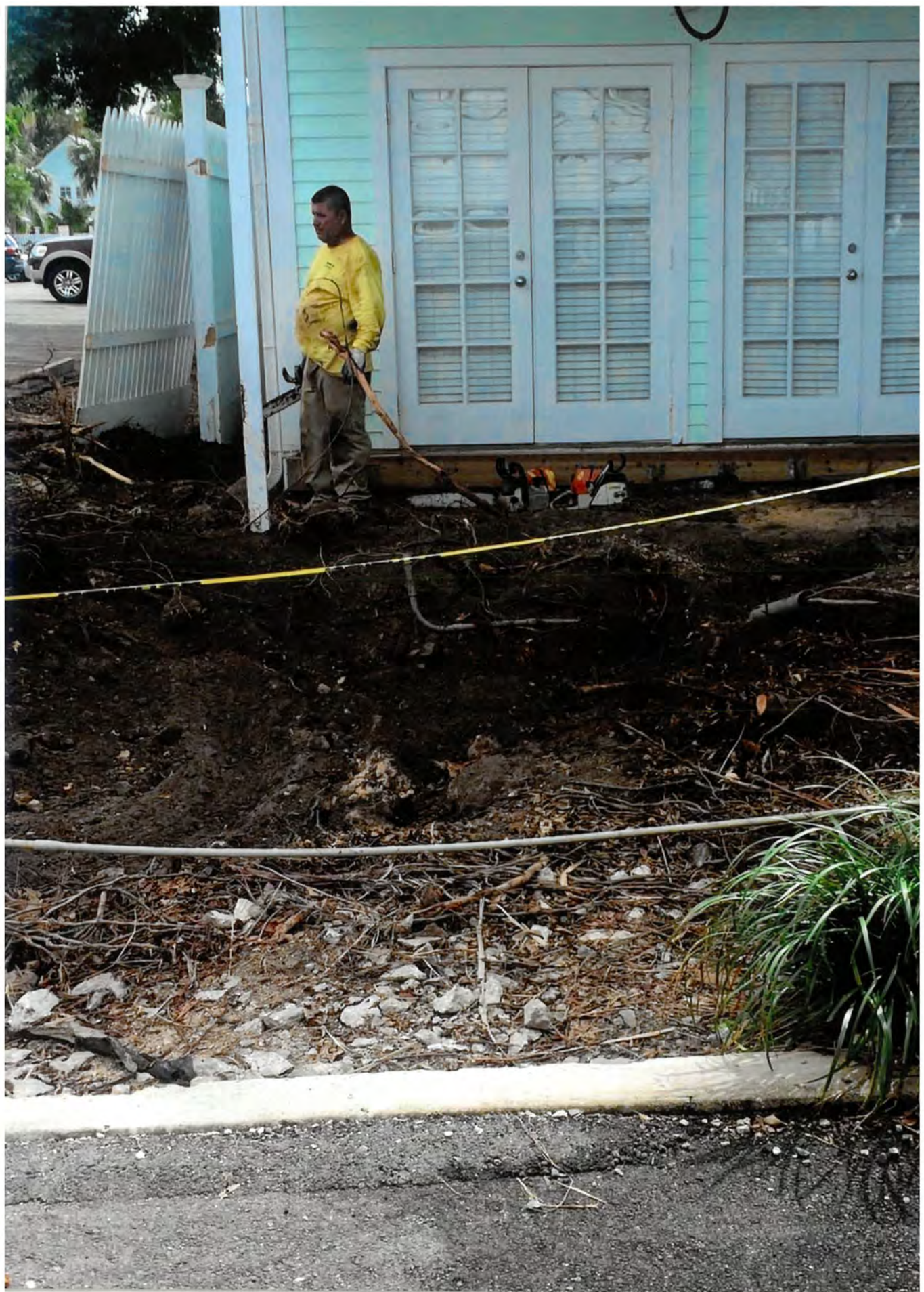
He has done our complete remodel on 520 Porter Lane, and has told me several times, " This tree is already uprooted 522, and it needs to come down."

Madeleine Feuerhahn 904-557-5020









Application



T2021-0180



Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 5/26/21

Tree Address 522 Porter Lane

Cross/Corner Street _____

List Tree Name(s) and Quantity 1 - BANYAN TREE

Species Type(s) check all that apply () Palm () Flowering () Fruit () Shade () Unsure

Reason(s) for Application:

() Remove () Tree Health () Safety () Other/Explain below

() Transplant () New Location () Same Property () Other/Explain below

() Heavy Maintenance Trim () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Laurel Fees 100

Additional Information and Explanation

This large tree is very inappropriate in this space. It is a danger to residents and buildings. It is on HOA property also and is growing thru City property (parking lot)

Property Owner Name JEAN W CHURAN, DVM

Property Owner email Address JCHURAN|Reb@AOL.com

Property Owner Mailing Address 896 N. LAFOR ST South, Elyria IL 60177

Property Owner Phone Number 847-293-3906

Property Owner Signature *Jean Churan*

Representative Name Theresa Evans

Representative email Address 90 Key Haven Rd TreeTime808@gmail.com

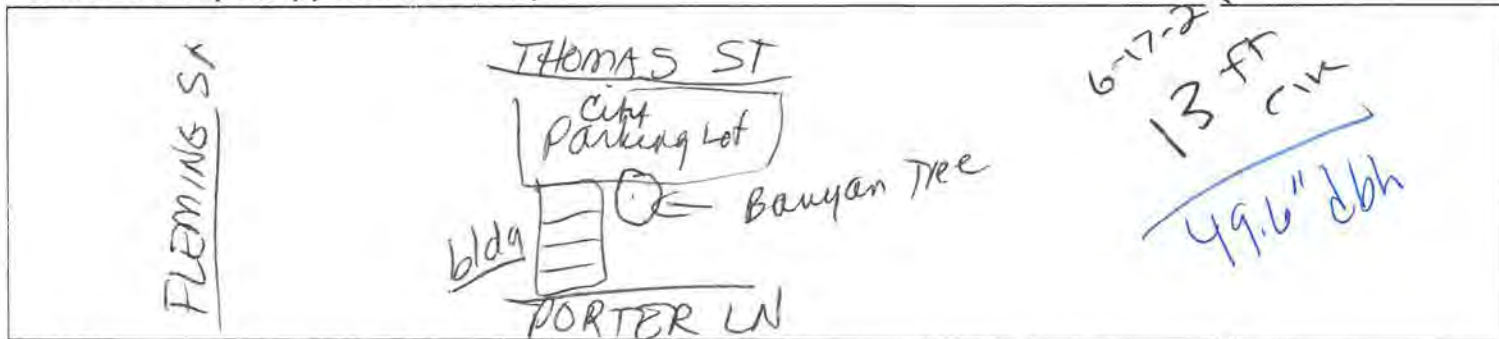
Representative Mailing Address Key West FL 33040

Representative Phone Number 808-895-9166

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit. Tree Representation Authorization form attached ()

Sketch location of tree in this area including cross/corner Street

Please identify tree(s) with colored tape



If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.



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EDT
To: Madeleine Feuerhahn
<madbeachlady@comcast.net>
Subject: Pictures of Banyan Tree
Damage 522 Porter Lane



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Sent from my iPad



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May 30, 2021

Ms. Jean Chruan
522 Porter Lane
Key West, Fl 33040

To whom it may concern:

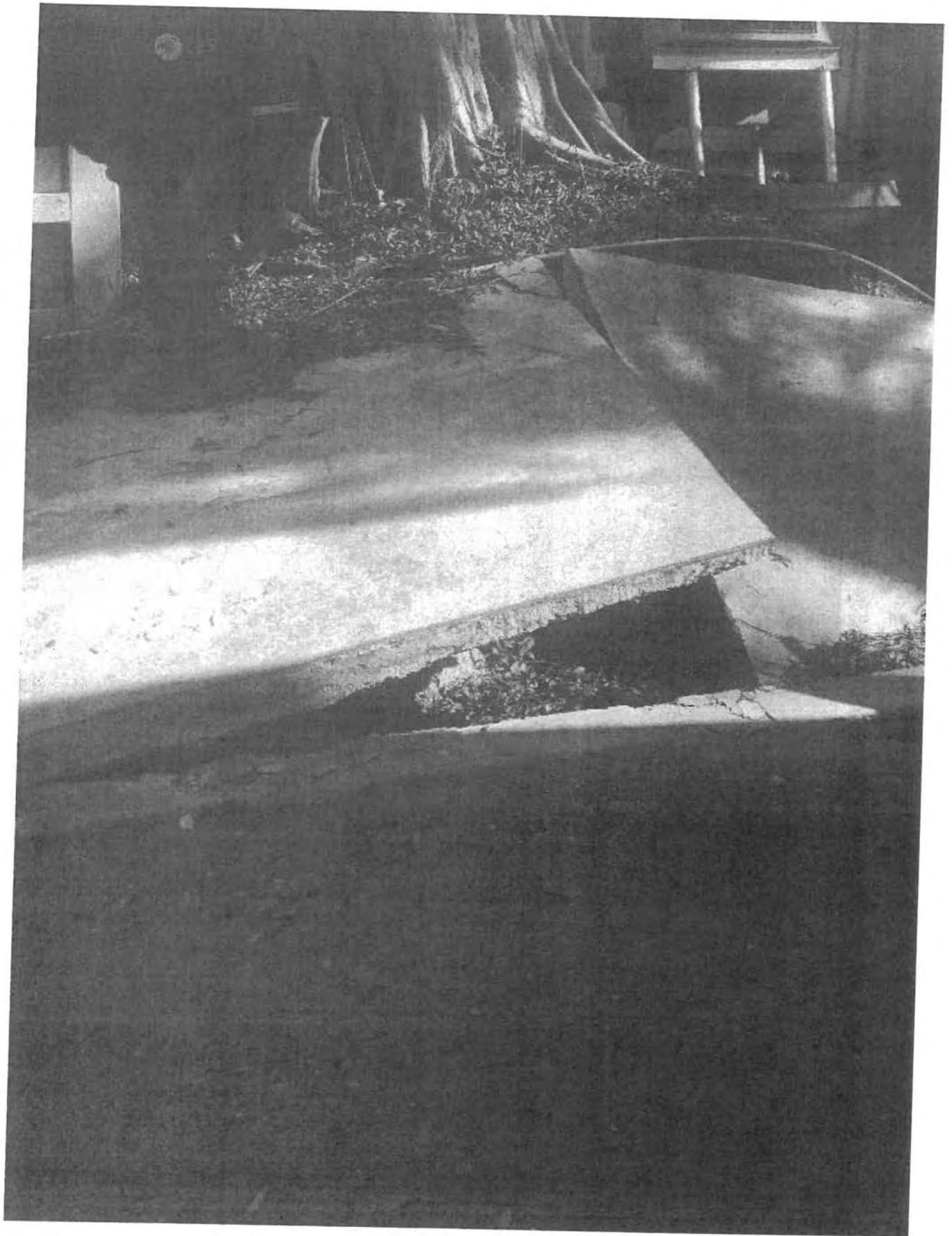
Gary and I are expressing our concerns about the hazard of the Banyan Tree in your front courtyard. It is extremely huge, and has very large roots that have been previously cut in many places. It is leaning toward the city parking lot, and has a very heavy canopy. This type of Banyan Tree roots run deep into yours and neighboring properties. If we have a Hurricane, and the tree falls away from our property; it could up root and cause damage to our foundation, front porch, walkway, and fences. However; if it falls towards our property, it would cause tremendous damages to our townhome at 520 Porter Lane. The front of your townhome is already lifted up from the extremely large roots, that includes your front entry, and upper balcony. This is a hazardous situation for all!

We have attached photos's from, Irma. Your property had a Banyan tree in your back courtyard. The damages were great, as you can see by the pictures. These pictures show, what a hazard this Banyan Tree in the front can cause, to multiple properties.

If strong winds from a tropical storm or hurricane hits, Key West; it is very possible this tree would cause considerable damages to neighboring properties. Removal of this tree now would eliminate the possibility of future damages to all properties.

Will you please submit our concerns about removing the Banyan Tree at 522 Porter Lane. Please attach this letter along with the pictures to your application.

Gary and Madeleine Feuerhahn
520 Porter Lane
Key. West, Fl 33040
904-557-5020







Jessica Elsas

To jchuranreb@aol.com

Jun 5 at 9:21 AM

Hello Jean,

I know we have not ever formally met, I am Jessie Elsas from 540 Porter Lane. I would like to express the concerns over the large ficus tree that is on the property of 522 Porter Lane, however it hovers over the back of my property (540 Porter Lane). Unfortunately I will be in CT in July and won't be able to attend meeting. I hope this letter will help who ever will be in charge to understand our concerns .

This tree is far too large for the scale of the properties it surrounds and it poses a danger to the surrounding properties. There had been another tree of similar scale that fell during a hurricane and lifted an entire patio causing severe damage to the property because of the



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to the surrounding properties. There had been another tree of similar scale that fell during a hurricane and lifted an entire patio causing severe damage to the property because of the extensive roots. I am concerned that if there is a storm that impacts this tree, it could cause similar damage to the back of my property where the roots of the large tree are located.

I would like to support the removal of the tree from the property and additionally, support that it be replaced with smaller subcanopy trees that are of appropriate size to the area. Thank you for understanding my concerns and the threat that this tree poses to my property in the event of a storm.

Best,
Jessie Elsas



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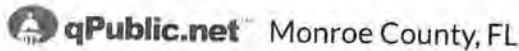
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Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00010120-006022
 Account# 8844271
 Property ID 8844271
 Millage Group 10KW
 Location Address 522 PORTER LN, KEY WEST
 Legal Description KW PT LOTS 2 & 3 SQR 52 (A/K/A UNIT 22) OR1299-660/662 OR1551-1676 OR1771-34/37 OR1964-2400/D2 OR3012-2271
(Note: Not to be used for legal responsibility)
 Neighborhood 6282
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



8844271 522 PORTER LN 05 12 20

Owner

JAM KEYS VENTURE LLC
 896 N La Fox St
 South Elgin IL 60177

Valuation

	2020	2019	2018	2017	2016
+ Market Improvement Value	\$233,680	\$177,800	\$182,880	\$137,348	\$116,449
+ Market Misc Value	\$601	\$612	\$623	\$633	\$654
+ Market Land Value	\$498,820	\$537,504	\$503,910	\$569,922	\$561,700
= Just Market Value	\$733,101	\$715,916	\$687,413	\$707,903	\$678,803
- Total Assessed Value	\$723,190	\$657,445	\$597,677	\$543,343	\$493,948
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$723,190	\$657,445	\$597,677	\$543,343	\$493,948

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,018.00	Square Foot	16.7	61

Buildings

Building ID	34247	Exterior Walls	HARDIE BD
Style	2 STORY ELEV FOUNDATION	Year Built	1994
Building Type	S.F.R. - R1 / R1	Effective Year Built	2001
Gross Sq Ft	1384	Foundation	CONCRETE SLAB
Finished Sq Ft	960	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CERM/CLAY TILE
Perimeter	184	Heating Type	FCD/AIR DUCTED
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	27	Half Bathrooms	1
Interior Walls	DRYWALL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	960	960	0
OPU	OP PR UNFIN LL	72	0	0
OUU	OP PR UNFIN UL	96	0	0
OPF	OP PRCH FIN LL	176	0	0
OUF	OP PRCH FIN UL	80	0	0
TOTAL		1,384	960	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1993	1994	1	12 SF	4
FENCES	1993	1994	1	204 SF	2
CONC PATIO	1993	1994	1	36 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/4/2020	\$885,000	Warranty Deed	2259359	3012	6195	Q1 - Qualified	Improved
1/2/2004	\$603,000	Warranty Deed		1964	2400	Q - Qualified	Improved
3/20/2002	\$325,000	Warranty Deed		1771	0034	Q - Qualified	Improved
3/1/1994	\$139,900	Warranty Deed		1299	0660	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
94386	2/1/1994	3/1/1994	\$2,600		
933556	12/1/1993	3/1/1994	\$65,000		3 TON AC W/6 DROPS BUILD NEW UNIT

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Detail by Entity Name

Foreign Limited Liability Company
JAM KEYS VENTURE, LLC

Filing Information

Document Number	M21000001965
FEI/EIN Number	NONE
Date Filed	02/18/2021
State	IL
Status	ACTIVE

Principal Address

896 N LAFOX ST
SO ELGIN, IL 60177

Mailing Address

896 N LAFOX ST
SO ELGIN, IL 60177

Registered Agent Name & Address

EVANS, THERESA
90 KEY HAVEN RD
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

EVANS, THERESA
90 KEY HAVEN RD
KEY WEST, FL 33040

Annual Reports

No Annual Reports Filed

Document Images

[02/18/2021 -- Foreign Limited](#) [View image in PDF format](#)

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: JAM KEYS VENTURE, LLC
Name of Limited Liability Company

The enclosed Application by Foreign Limited Liability Company for Authorization to Transact Business in Florida, Existence, and check are submitted to register the above referenced foreign limited liability company to transact busi

Please return all correspondence concerning this matter to the following:

JEAN W CHURAN
Name of Person

Firm/Company

896 N. LAFOX ST
Address

SOUTH ELGIN, IL 60177
City/State and Zip Code

JCHURANReb@AOL.COM
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

JEAN W CHURAN at (847) 293-3906
Name of Contact Person Area Code Daytime Telephone Number

Mailing Address:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address:
Registration Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

Enclosed is a check for the following amount:

Please make check payable to: **FLORIDA DEPARTMENT OF STATE**

- \$125.00 Filing Fee
- \$130.00 Filing Fee & Certificate of Status
- \$155.00 Filing Fee & Certified Copy
- \$160.00 Filing Fee, of Status & Cer